043.0	0007	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	576,200 / 576,200
					USE VALUE:	576,200 / 576,200
					ASSESSED:	576,200 / 576,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENNEY RITA M
Owner 2:	
Owner 3:	
Street 1:	32 PARK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Conventional Building built about 1854, having primarily Vinyl Exterior and 1128 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	111,800		464,400	576,200
Total Card	0.172	111,800		464,400	576,200
Total Parcel	0.172	111,800		464,400	576,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.82 /Parcel: 510.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 30763

GIS Ref

GIS Ref

Insp Date 02/12/18

!3710!

PREVIOUS ASSESSMENT

Parcel ID 043.0-0007-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	111,800	0	7,500.	464,400	576,200		Year end	12/23/2021
2021	101	FV	111,800	0	7,500.	464,400	576,200		Year End Roll	12/10/2020
2020	101	FV	111,800	0	7,500.	464,400	576,200	576,200	Year End Roll	12/18/2019
2019	101	FV	148,900	0	7,500.	493,400	642,300	642,300	Year End Roll	1/3/2019
2018	101	FV	148,900	0	7,500.	399,900	548,800	548,800	Year End Roll	12/20/2017
2017	101	FV	148,900	0	7,500.	348,300	497,200	497,200	Year End Roll	1/3/2017
2016	101	FV	148,900	0	7,500.	296,700	445,600	445,600	Year End	1/4/2016
2015	101	FV	151,100	0	7,500.	290,300	441,400	441,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3710

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9585-60		1/1/1901	Family		No	No		N

PRINT

Date	Time
12/29/21	23:29:45

LAST REV

Date	Time
04/09/19	14:12:05
mmcmakin	

USER DEFINED

Prior Id # 1:	30763
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2007	195	Re-Roof	4,000					
10/4/1994	514	Manual	4,559					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
2/12/2018	Inspected	DGM	D Mann
1/17/2009	Meas/Inspect	345	PATRIOT
3/25/2004	Inspected	BR	B Rossignol
11/1/2000	Hearing Chag	153	PATRIOT
4/1/2000	Inspected	197	PATRIOT
3/3/2000	Measured	268	PATRIOT
8/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	80.	0.77	1			Other	-10					464,400						464,400	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	464,400	Spl Credit		Total:	464,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	22 - Conventional		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1854	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	2 - Softwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	105.851
Other Features:	47750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	187233
Depreciation:	75455
Depreciated Total:	111778

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

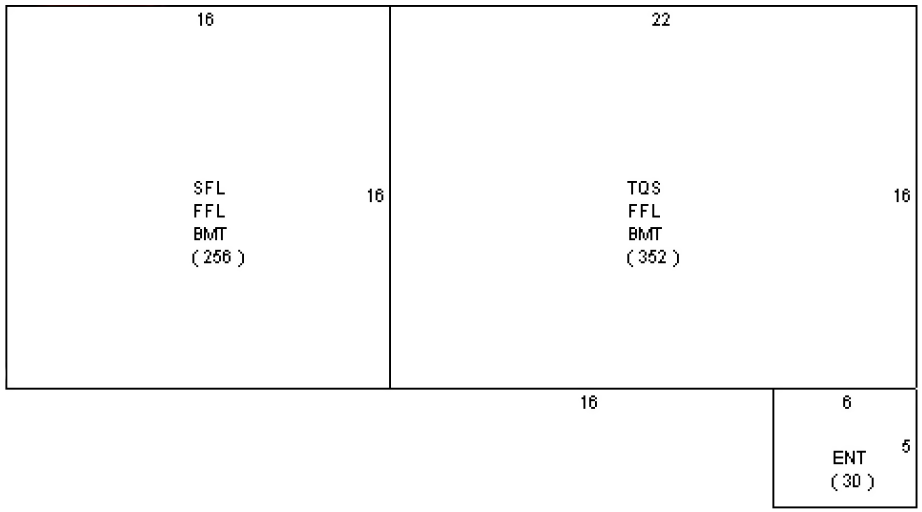
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	105.85
Special Features:	0	Val/Su Net:	63.31
Final Total:	111800	Val/Su SzAd	99.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	608	31.760	19,307
FFL	First Floor	608	105.850	64,357
TQS	3/4 Story	264	105.850	27,945
SFL	Second Floor	256	105.850	27,098
ENT	ENTRY	30	25.870	776
	Net Sketched Area:	1,766	Total:	139,483
Size Ad	1128	Gross Area	1854	FinArea 1128

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0007-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: